

MEMORANDUM

DATE: April 6, 2022

TO: Honorable Mayor and City Commissioners

VIA: James Slaton, City Manager

FROM: Jasmine Khammany, Senior Planner
Mark J. Bennett, Development Services Director

SUBJECT: ORDINANCE D2022-05 2nd Reading and Public Hearing - Future Land Use for 29.94 acres of land south of Old Scenic Highway and east of Scenic Highway North
PID 272935-000000-031030

Public Hearing – Notice Requirements have been met

SYNOPSIS: *Story Family Limited Partnership, LLC., owner, requests approval of City Commission to amend the Future Land Use Map of the Comprehensive Plan on the above-mentioned parcel of land totaling approximately 29.94 acres.*

RECOMMENDATION

Adoption at second reading, following a public hearing to reassign the following land use designation, as recommended by the Planning and Zoning Board at a regular meeting on February 22, 2022:

Current Land Use: Polk County A/RR

Proposed Land Use: MDR

At first reading, City Commission approved the request to reassign land use at a regular meeting on March 15, 2022.

BACKGROUND

The subject property is located south of Old Scenic Highway and east of Scenic Highway North. This parcel is south of Mountain Lake Estates and east of Al's Place.

The property owner petitioned annexation into the corporate city limits of Lake Wales on November 22, 2021 and was officially annexed on February 1, 2022. The Planning and Zoning Board had recommended approval of reassigning the land use designation at a regular meeting on February 22, 2022. The request to reassign land use was approved at first reading by City Commission at a regular meeting on March 15, 2022.

This parcel will become part of a residential development; however, development plans have not yet been submitted to the City. Plans would need to be presented to the Planning & Zoning Board for recommendation of approval to City Commission for a Planned Development Project.

A Land Use designation of MDR is compatible with the surrounding area and serves as a transitional land use from commercial to residential.

CODE REFERENCES AND REVIEW CRITERIA

The City Commission assigns future Land Use designations by ordinances upon a recommendation from the Planning & Zoning Board. The adopted ordinance is transmitted to the state's Department of Economic Opportunity (DEO) for review. The DEO reviews the designations as appropriate with reference to the City's Comprehensive Plan.

FISCAL IMPACT

Re-assignment would enable the redevelopment of this property and the potential increase in property value.

ATTACHMENTS

Ordinance D2022-05 with Attachment A